



# DEMOGRAPHICS

## Population

	1 mile	3 miles	5 miles
Population	11,031	68,152	130,544

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01003

## Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2021 inflation adjusted dollars)	\$31,061		\$39,433		\$43,717	
Mean Household Income (in 2021 inflation adjusted dollars)	\$41,598		\$51,519		\$58,334	
Households	3,885		29,375		58,778	
Less than \$25,000	1,509	39%	9,222	31%	16,526	28%
\$25,000 to \$49,999	1,213	31%	8,535	29%	16,161	27%
\$50,000 to \$74,999	498	13%	5,562	19%	11,405	19%
\$75,000 to \$99,999	445	11%	2,977	10%	6,650	11%
\$100,000 to \$199,999	178	5%	2,611	9%	6,672	11%
\$200,000 or more	42	1%	468	2%	1,365	2%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B19001, B19013, B19025

## Age

	1 mile		3 miles		5 miles	
Median Age	31		41		44	
Population	11,031		68,152		130,544	
9 & under	1,847	17%	7,338	11%	12,401	9%
10 to 19	1,628	15%	6,833	10%	11,831	9%
20 to 29	1,838	17%	10,751	16%	19,894	15%
30 to 39	1,418	13%	8,566	13%	15,317	12%
40 to 49	1,181	11%	7,572	11%	14,135	11%
50 to 59	1,212	11%	8,815	13%	17,659	14%
60 to 69	1,157	10%	9,732	14%	19,428	15%
70 & over	750	7%	8,545	13%	19,879	15%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001

## Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	11,031		68,152		130,544	
White	2,643	24%	34,386	50%	82,031	63%
Black	7,079	64%	22,563	33%	29,069	22%
American Indian	4	0%	147	0%	260	0%
Asian	45	0%	1,198	2%	3,027	2%
Pacific Islander	4	0%	41	0%	41	0%
Other race	22	0%	317	0%	766	1%
Two or more races	416	4%	2,344	3%	3,941	3%
Hispanic	817	7%	7,156	11%	11,410	9%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B03002

## Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	6,443		48,414		96,127	
No high school diploma	1,063	16%	6,074	13%	10,574	11%
High school graduate or equal	2,273	35%	15,953	33%	30,935	32%
Some college	1,473	23%	11,595	24%	21,775	23%
Associate's degree	720	11%	5,182	11%	10,661	11%
Bachelor's degree	648	10%	6,552	14%	14,669	15%
Masters, doctorate, professional	266	4%	3,058	6%	7,512	8%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B15002

## Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	8,346		57,494		111,892	
In labor force	4,431	53%	30,584	53%	61,152	55%
Civilian labor force	4,421	53%	30,520	53%	61,082	55%
Employed	4,086	49%	28,888	50%	57,920	52%
Unemployed	335	4%	1,632	3%	3,162	3%
In armed forces	10	0%	64	0%	70	0%
Not in labor force	3,915	47%	26,910	47%	50,739	45%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B23025

## Households

	1 mile		3 miles		5 miles	
Households	3,885		29,375		58,778	
Family households	2,038	52%	14,502	49%	29,932	51%
Married couple family	617	16%	7,775	26%	18,114	31%
With own children under 18	186	5%	1,859	6%	4,191	7%
Other family	1,421	37%	6,727	23%	11,818	20%
Single male householder with own children under 18	92	2%	685	2%	1,320	2%
Single female householder with own children under 18	655	17%	2,715	9%	4,380	7%
Nonfamily households	1,847	48%	14,874	51%	28,847	49%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B11001, B11003

## Housing Units

	1 mile		3 miles		5 miles	
Housing Units	4,494		36,244		71,696	
Occupied Housing Units	3,885		29,375		58,778	
Owner occupied units	1,511	39%	13,442	46%	31,584	54%
Renter occupied units	2,373	61%	15,933	54%	27,195	46%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25024, B25003

## Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	1,511		13,442		31,584	
Less than \$100,000	611	40%	4,140	31%	8,330	26%
\$100,000 to \$199,999	729	48%	5,638	42%	11,835	37%
\$200,000 to \$299,999	123	8%	2,153	16%	7,065	22%
\$300,000 to \$399,999	31	2%	665	5%	2,411	8%
\$400,000 to \$499,999	0	0%	360	3%	763	2%
\$500,000 or more	17	1%	487	4%	1,178	4%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25075

## Detailed Age

	1 mile		3 miles		5 miles	
Population	11,031		68,152		130,544	
<b>Male</b>	<b>5,027</b>	<b>46%</b>	<b>33,597</b>	<b>49%</b>	<b>63,672</b>	<b>49%</b>
Under 5 years	464	4%	1,690	2%	2,795	2%
5 to 9 years	278	3%	1,825	3%	3,199	2%
10 to 14 years	385	3%	1,673	2%	2,838	2%
15 to 17 years	171	2%	838	1%	1,695	1%
18 and 19 years	238	2%	1,196	2%	1,702	1%
20 years	243	2%	651	1%	1,076	1%
21 years	130	1%	495	1%	832	1%
22 to 24 years	246	2%	1,656	2%	3,237	2%
25 to 29 years	258	2%	2,594	4%	5,212	4%
30 to 34 years	256	2%	2,519	4%	4,185	3%
35 to 39 years	267	2%	1,939	3%	3,503	3%
40 to 44 years	279	3%	2,041	3%	3,629	3%
45 to 49 years	306	3%	1,994	3%	3,609	3%
50 to 54 years	383	3%	1,949	3%	3,598	3%
55 to 59 years	265	2%	2,064	3%	4,406	3%
60 and 61 years	221	2%	1,157	2%	2,242	2%
62 to 64 years	184	2%	1,382	2%	2,600	2%
65 and 66 years	88	1%	1,242	2%	2,194	2%
67 to 69 years	86	1%	1,144	2%	2,459	2%
70 to 74 years	99	1%	1,383	2%	3,557	3%
75 to 79 years	54	0%	809	1%	2,084	2%
80 to 84 years	21	0%	735	1%	1,557	1%
85 years and over	106	1%	622	1%	1,465	1%
<b>Female:</b>	<b>6,003</b>	<b>54%</b>	<b>34,555</b>	<b>51%</b>	<b>66,872</b>	<b>51%</b>
Under 5 years	390	4%	1,843	3%	2,904	2%
5 to 9 years	716	6%	1,980	3%	3,503	3%
10 to 14 years	228	2%	1,121	2%	2,395	2%
15 to 17 years	215	2%	810	1%	1,482	1%
18 and 19 years	390	4%	1,194	2%	1,720	1%
20 years	214	2%	849	1%	1,404	1%
21 years	118	1%	697	1%	1,113	1%
22 to 24 years	162	1%	1,219	2%	2,524	2%
25 to 29 years	468	4%	2,590	4%	4,496	3%
30 to 34 years	490	4%	1,874	3%	3,456	3%
35 to 39 years	405	4%	2,233	3%	4,173	3%
40 to 44 years	314	3%	2,014	3%	3,552	3%
45 to 49 years	283	3%	1,522	2%	3,346	3%
50 to 54 years	296	3%	2,063	3%	4,179	3%
55 to 59 years	268	2%	2,738	4%	5,477	4%
60 and 61 years	165	1%	1,000	1%	2,033	2%
62 to 64 years	143	1%	1,544	2%	3,195	2%
65 and 66 years	149	1%	959	1%	1,976	2%
67 to 69 years	122	1%	1,304	2%	2,728	2%
70 to 74 years	124	1%	1,836	3%	4,285	3%
75 to 79 years	148	1%	1,314	2%	2,766	2%
80 to 84 years	85	1%	931	1%	1,907	1%
85 years and over	111	1%	916	1%	2,258	2%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

# POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Florida	15,982,378	18,801,310	21,538,187	24,471,129				14%
Volusia County	443,343	494,593	553,543	620,057				12%

Source: Florida Demographic Estimating Conference, December 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 55, Bulletin 192, February 2022.  
 U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

## METHODOLOGY

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First, we subtract the 2021 US Census Bureau's water areas from the 2021 block groups. Then we calculate the project's radiuses, the block groups minus water areas that intersect the radiuses, and the percent of each block group's area that's in the radiuses (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets); and
4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at [www.cubitplanning.com](http://www.cubitplanning.com).

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